



**CITY OF NEWCASTLE  
Community Development  
Department**

**Critical Area Review  
Application**

**APPLICATION OVERVIEW**

**CRITICAL AREA REVIEW APPLICATION**

The information sought in this application is necessary in order to evaluate your proposed development request and to assess its environmental impact. The environmental (SEPA) checklist will be the basis for determining if an environmental impact statement will be required prior to any approval of this request.

Your application will be evaluated based on: the information you provide, the Newcastle Comprehensive Plan, pertinent provisions of the Newcastle Municipal Code (NMC), and site inspection.

The Newcastle Municipal Code is also available on the City of Newcastle website at [www.ci.newcastle.wa.us](http://www.ci.newcastle.wa.us).

**CRITICAL AREA REVIEW (NMC 18.24.100)**

Any development proposal on a site containing a critical area or critical area buffer is subject to a critical area review. The City shall determine the nature and type of the critical area(s), and a "critical area report" (NMC 18.24.110-120) may be required of the applicant to ensure consistency with NMC Chapter 18.24, Environmentally Critical Areas.

Upon receipt of an application for critical area review, the City will assemble a review team to evaluate the proposal and provide feedback to the applicant. Requests for additional information may be made of the applicant at any time during the review process.

**FILING OF APPLICATION**

An application fee and deposit are required at the time of filing and are based on the latest adopted fee schedule. If payment is by check, the check shall be made payable to the City of Newcastle.

You must submit all of the application documents listed on the following pages to complete your application.

**DEVELOPMENT DEPOSIT**

A developer deposit is a required element of a Critical Area Review application. The deposit shall be applied toward services performed and costs expended on Applicant's behalf. The deposit requirement shall be waived if the Applicant currently has a deposit on reserve for the project with the City. A new Applicant for the project shall place a deposit on account with the City.

**60-DAY RESPONSE REQUIRED**

Throughout review of a critical area application, the City of Newcastle requires submittal of requested materials or fees within 60 days of the date of request. If the additional information is not submitted within that time, the City may consider the application withdrawn.

## REQUIRED APPLICATION DOCUMENTS

*The following documents are required for a complete submittal:*

1. **Application** (1 copy)
2. **Application Fee and Deposit:** Submit the application fee and deposit with the application. The deposit is based on the number and magnitude of critical areas on the site; contact a staff person for more information. Make checks payable to the City of Newcastle.
3. **Agreement to Pay Fees** (1 copy)
4. **Applicant Status Form** (1 original copy)
5. **Affidavit of Critical Area Compliance** (attached – 1 copy)
6. **Assessor's Maps:** Submit one set of the most current Assessor's maps of the property.
7. **Legal Description** (1 copy): The legal description of your property may be obtained from the King County Assessor's Office.
8. **Proof of "Legal" Lot Status** (2 copies): Documentation of the date and method of segregation of the subject property.
9. **Current Title Report or Plat Certificate** (2 copies): Include copies of any existing easements, deed restrictions or other encumbrances restricting the use of the subject property and a chain of title.
10. **Environmental Checklist** (3 copies): All items should be answered as concisely and candidly as possible. If information requested does not apply to the proposed project, enter "N/A" (not applicable). Additional sheets may be used if necessary. Failure to respond to requests for additional information may cause postponement of consideration of your request.
11. **Site Plan** (5 full-size copies and one 8 ½" x 11" copy): See attached for required elements.
12. **Additional Information** (5 copies): Any additional information (sketches, engineering reports, petitions, photographs, etc.) that you believe will justify, clarify, or explain your request or will assist in assessing the potential impact of granting your request. The City of Newcastle may at any time request additional information or studies for these purposes.

## SITE PLAN REQUIREMENTS

### THE FOLLOWING MUST BE SHOWN ON THE SITE PLAN:

1. Name, address, and phone number of applicant.
2. Name, address, and phone number of registered land surveyor.
3. Name, address, and phone number of property owner.
4. Section, Township, and Range of subject site.
5. Acreage of site.
6. Existing zone classification.
7. Footprints of existing and proposed structures.
8. Vicinity map showing sufficient area and detail to clearly locate the site in relation to surrounding roads, parks, rivers, and municipal boundaries together with its scale. (Include Section, Township, and Range lines.)

### THE FOLLOWING GRAPHIC REPRESENTATION MUST BE SHOWN ON THE SITE PLAN:

1. North arrow and scale.
2. Dimensions to the nearest foot.
3. Street labels.
4. Sight distance for entry to all City and County roads.
5. Boundary lines and property ownership of adjacent tracts within 500 feet of the subject site.
6. Adjacent existing zoning.
7. Locations of poles and/or towers if electrical transmission lines cross the subject property.
8. Existing sewers, water mains, culverts, or other underground facilities within proposed site. Indicate pipe sizes, grades and exact location, as obtained from public records.
9. Any existing easements on the subject property.
10. Verified field survey, with contour intervals of either 2-feet or 5-feet within the boundaries of the proposal (See King County Surface Water Design Manual for specific requirements).
11. All significant trees including their size and location. *A significant tree is defined as an existing healthy tree which, when measured four feet above grade, has a minimum diameter of eight inches for evergreen trees or twelve inches for deciduous trees.*
12. Locations of all critical areas and hydrologic features on site and within 500 feet of the boundaries. (Critical areas include coal mine hazards, erosion hazards, flood hazards, landslide hazards, seismic hazards, steep slopes, wetlands, and streams.)  
Indicate if streams are intermittent and the limits of any swamps or wetlands. Estimate the limits of the 25-year flood plain for streams and 100-year floodplain for rivers. Provide names of all water features and all drainage basins served by or containing these features.
13. Proposed grading and proposed clearing limits.



**CITY OF NEWCASTLE  
Community Development  
Department**

**Critical Area Review  
Application**

**APPLICANT AND PROPERTY DETAILS**

APPLICANT

Puget Sound Energy - Brad Strauch

PHONE NUMBER

(425) 456-2556

EMAIL

bradley.strauch@pse.com

STREET ADDRESS, CITY, STATE, ZIP

P.O. Box 97034, EST-3, Bellevue, WA, 98009-9734

REGISTERED LAND SURVEYOR

APS Survey & Mapping

PHONE NUMBER

425-746-3200

EMAIL

STREET ADDRESS, CITY, STATE, ZIP

13221 SE 26th St., Suite A, Bellevue, WA 98005

PROPERTY OWNER(S) (ATTACH ADDITIONAL SHEETS IF NECESSARY)

See attached parcel list on Site Plans

PHONE NUMBER

EMAIL

STREET ADDRESS, CITY, STATE, ZIP

Acreage: 18

Zoning: R-4, R-6, O & LOS

Indicate presence of all critical areas (as described in NMC Chapter 18.24) located on-site or within 500 feet of the subject property by circling below:

COAL MINE HAZARD

LANDSLIDE HAZARD

WETLAND(S)

EROSION HAZARD

SEISMIC HAZARD

STREAM(S)

FLOOD HAZARD

STEEP SLOPE HAZARD

Describe the nature of the critical areas indicated above. Include information concerning size, location, magnitude, etc. Attach additional sheets if necessary:

See attached Critical Areas Report



**CITY OF NEWCASTLE**  
**Community Development Department**

**Applicant Status Form**

Application Type: Critical Areas Permit Permit No: \_\_\_\_\_

Name of Development: Energize Eastside Project

PRIMARY CONTACT PERSON (APPLICANT)

Name: Brad Strauch

Address: Puget Sound Energy, P.O. Box 97034

City: Bellevue State: WA ZIP: 98009-9734 Phone: (425) 456 - 2556

ATTACH DESCRIPTION OF PROPOSED ACTION

PROPERTY DESCRIPTION  
Action Legal Description

Tax Parcel No. varies ¼ Sec. varies Sec. S28/33 Twn. T24N Rng. R05E

Location of subject property: PSE's easement between Newcastle Way and SE 95th Way

Property Size (ac. or sq.ft.): ~18 ac Comp Plan designation: Utility - Regional Zoning: R4/6,0,L0S

Current use

115 kV transmission lines in place since the 1920s and 1930s.

**AUTHORIZATION TO FILE:**

SIGNATURE OF ALL PERSONS WITH AN INTEREST IN PROPERTY

Name Brad Strauch for PSE Name \_\_\_\_\_

Signature [Signature] Signature \_\_\_\_\_

Easement Holder  Contract Purchaser  Owner  Contract Purchaser

*If tax number, lot and subdivision are different than described above under "Property Description," please list on additional pages.  
 The owner's signature is required.*

**CERTIFICATION**

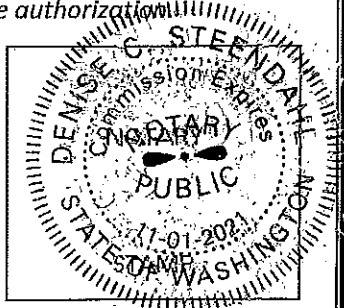
*I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatures of the above authorization.*

SIGNED: [Signature] Date: Nov. 9, 2017  
 APPLICANT

SIGNED: [Signature] Date: NOV. 9, 2017  
 NOTARY

Printed Name: DENISE C. STEENDAHL  
 NOTARY

My Commission Expires: NOV. 31, 2021



**PROPERTY OWNER'S AUTHORIZATION:**

I HEREBY AUTHORIZE THE SUBMITTAL OF A CRITICAL AREA REVIEW OF THE EASEMENT AS SHOWN ON THE FACE OF THE PROPOSED PLAT TO THE CITY OF NEWCASTLE FOR PRELIMINARY REVIEW, AND NAME Puget Sound Energy AS THE RESPONSIBLE PERSON FOR ALL DECISIONS AND FOR THE RECEIPT OF ALL UNEXPENDED FEES PERTAINING TO THE REVIEW AND APPROVAL OF THE PROPOSED REVIEW.

Signed: *Paul A. [Signature]* for PSE  
FEE/CONTRACT OWNER

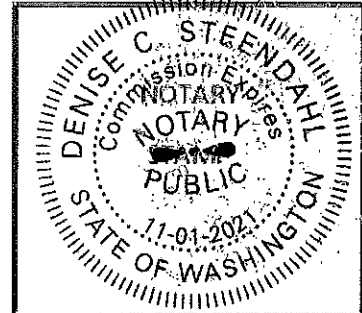
Date: November 9, 2017

Signed: *DC Steendahl*  
NOTARY

Printed Name: DENISE C. STEENDAHL

My Commission Expires: NOV. 1, 2021

Date: NOV. 9, 2017

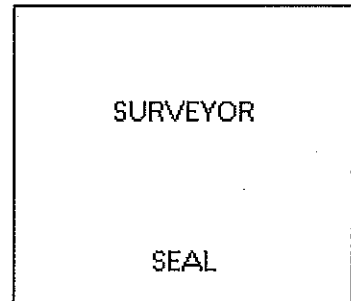


**LAND SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN HAS BEEN INSPECTED BY ME AND CONFORMS TO ALL APPLICABLE RULES AND REGULATIONS FOR KING COUNTY, WASHINGTON.

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR

DATED: \_\_\_\_\_





**CITY OF NEWCASTLE**  
**Community Development**  
**Department**

**Affidavit of**  
**Critical Area Compliance**

STATE OF WASHINGTON )

) ss

COUNTY OF KING )

Applicant Name: Puget Sound Energy, Attn. Brad Strauch

Project Name: Energize Eastside Project

Project Location: PSE's easement, Newcastle Way to SE 95th Way, T24N, R05E, S28/33

The undersigned, being duly sworn on oath deposes and says:

1. That the affiant is competent to be a witness herein;
2. That the affiant is the applicant for the above project;
3. That to the best of the affiant's knowledge, the critical areas on the development proposal site have not been illegally altered; and
4. That the affiant has not previously been found to be in violation of critical area regulations for any property in the City of Newcastle or in King County, or alternatively, that if there have been any violations, such violations have been/are being cured to the satisfaction of said jurisdictions.

Signed: [Signature] for PSE  
FEE/CONTRACT OWNER

Date: Nov. 9, 2017

Signed: [Signature]  
NOTARY

Printed Name: DENISE C. STEENDOHL

My Commission Expires: NOV. 1, 2021

Date: NOV. 9, 2017

